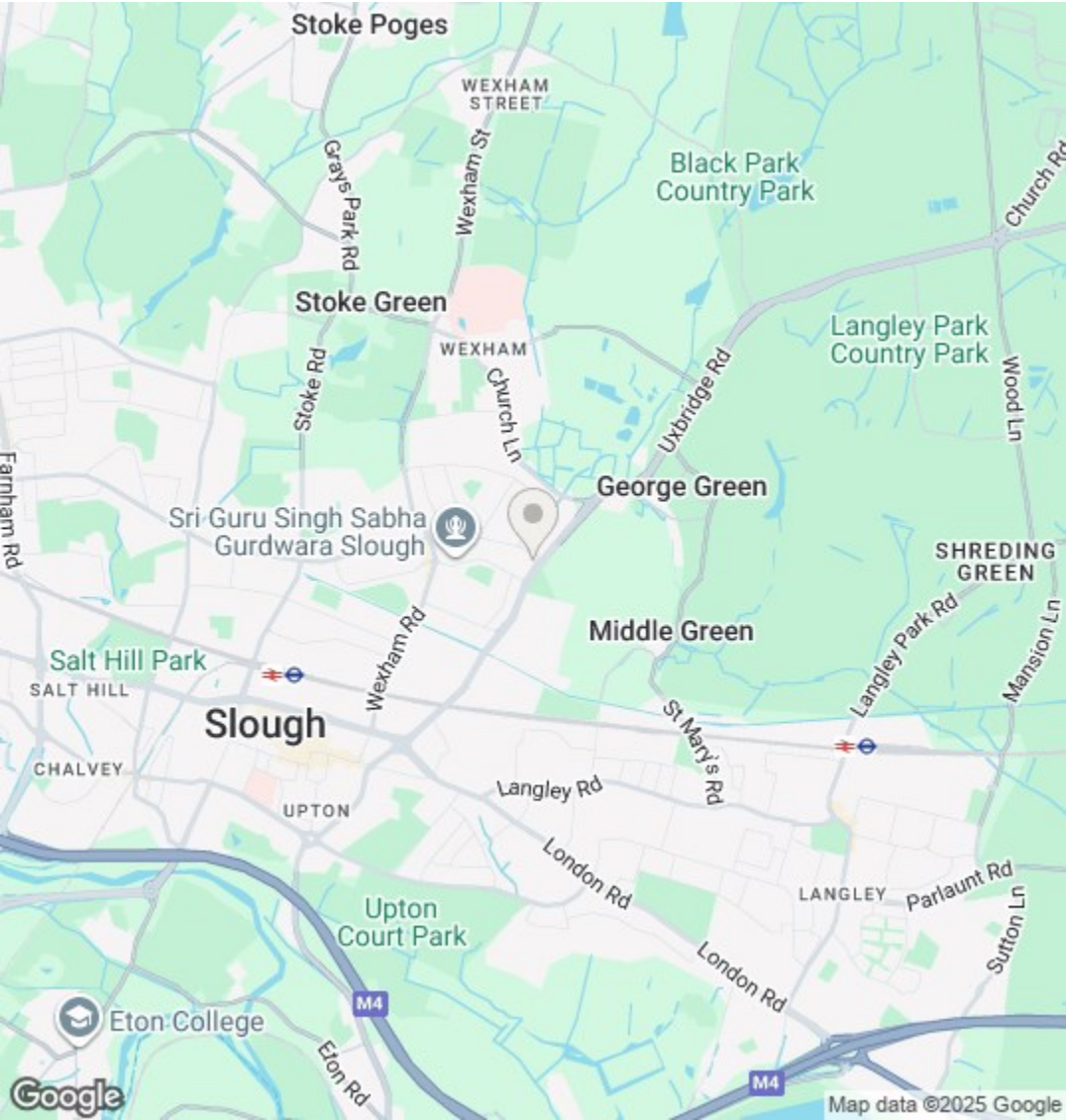




27 Cannon Gate, Slough, Berkshire, SL2 5NH

Guide Price £270,000

- 132 YEAR LEASE
  - TWO DOUBLE BEDROOMS
  - AMPLE OFF STREET PARKING
  - CLOSE TO WEXHAM PARK HOSPITAL
  - NO ONWARD CHAIN
- SPACIOUS SECOND FLOOR APARTMENT
  - TWO BATHROOMS
  - ACCESS TO SLOUGH TOWN CENTRE
  - IDEAL FOR FIRST TIME BUYERS OR INVESTORS

EPC Rating

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>81</b>                                                                                                     | <b>83</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

# 27 Cannon Gate, Slough SL2 5NH

The Flatman Partnership are delighted to present this exceptionally spacious second-floor apartment, conveniently located close to Wexham Park Hospital and local amenities in Slough Town Centre. Providing easy access to the M40, M4 & M25 motorways, with Slough Station (Elizabeth Line) just 1.5 miles away, making the property ideal for commuters. The property features entrance hall, lounge/dining room, fully fitted kitchen, master bedroom with ensuite, second double bedroom, three-piece bathroom, and ample residents' parking, including one allocated permit space and further visitor parking available. With a 132-year lease and no onward chain, this apartment is ideal for investors, those looking to downsize, or first-time buyers.

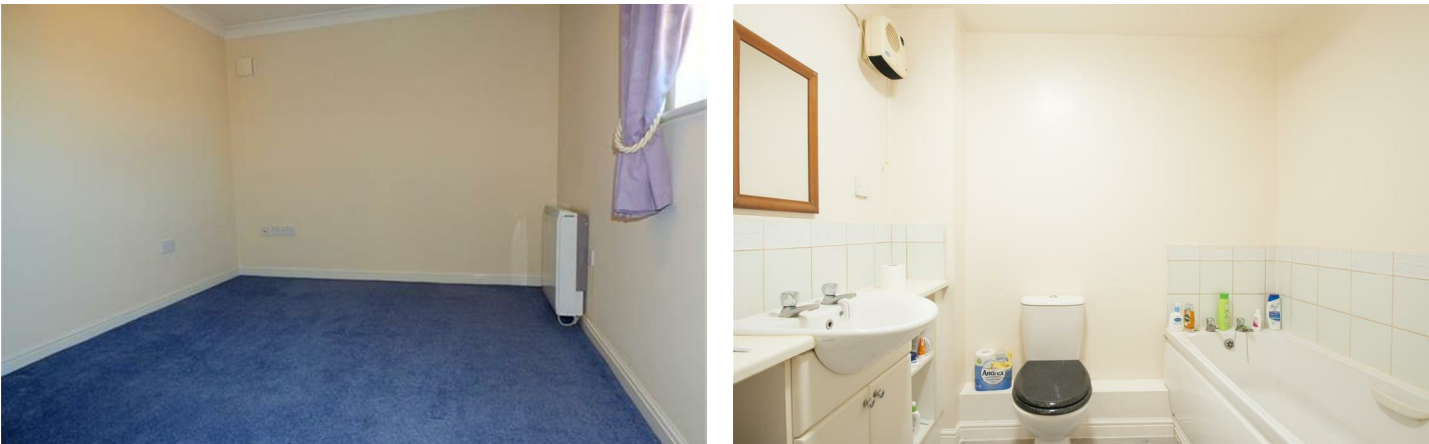
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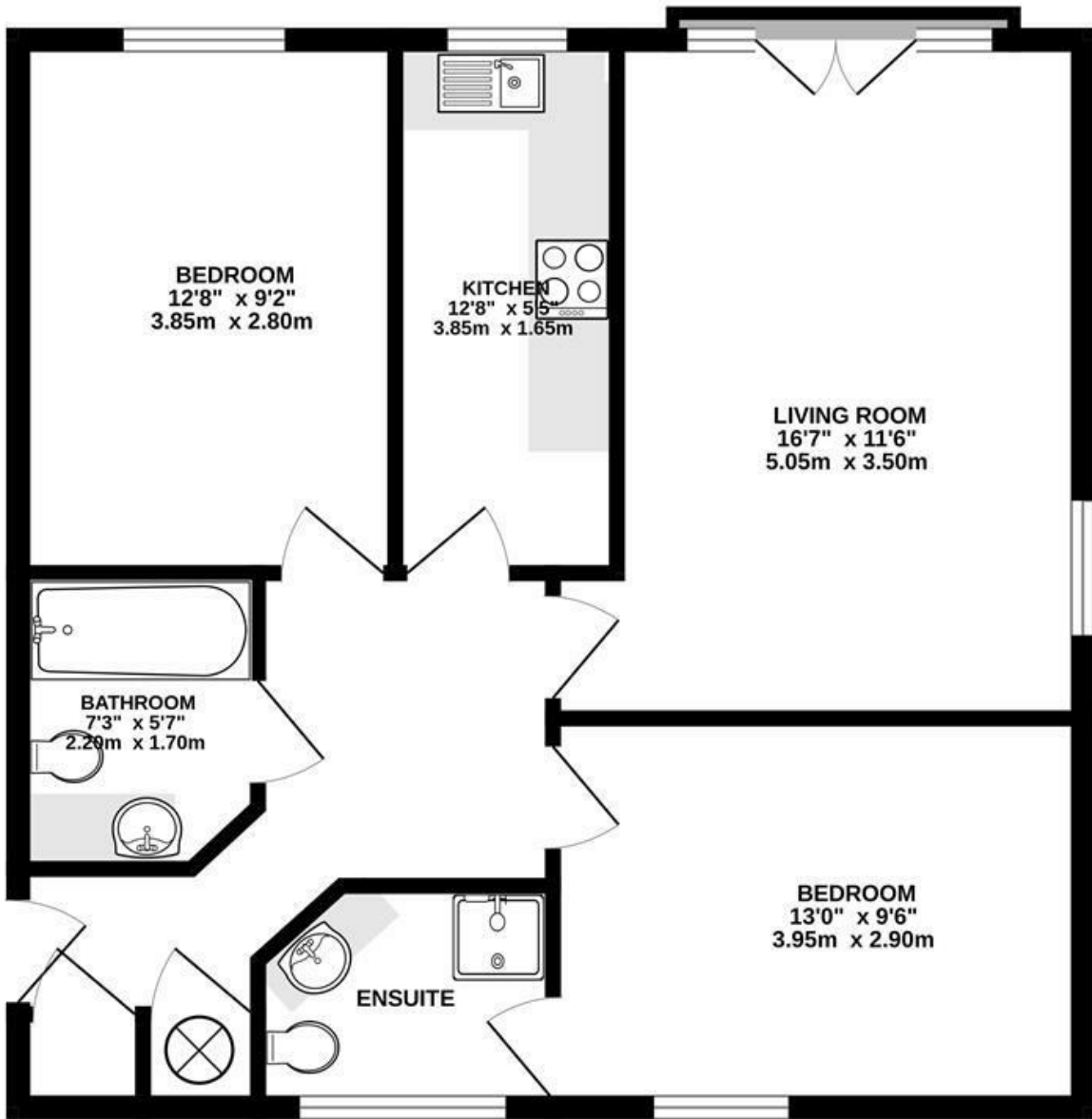
 1

 B

Council Tax Band: C



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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